



Lancaster Av

This map is NOT guaranteed to be exact or correct. It is for illustration purpose only. Make your own inspections and bid your own judgement.

Wesley Hill Tr

power line easement

Weldstone Gate C

Knollgate Dr

Sunny Pointe Of

City of Monroe  
Pin# 09327001  
Wesley Hill Tr  
+/- 12.28 acres



**Parcel Number**

09327001

**Owner**FIELDSTONE  
HOLDING  
LLC**Mailing Address**5925 CARNEGIE BLVD STE 200  
CHARLOTTE  
NC , 28209**Account Information**

Land Value	\$98,300.00	Description	HWY 200
Building Value	\$0.00	Situs Address	0 LANCASTER AVE
Total Value	\$98,300.00	Property Class	RESIDENTIAL
Acreage	12.8090		

**Sales Information**

Sale Date	Sale Amount	Book & Page	Grantor
08/31/2012	\$400,000.00	5813 084	QUALITY PROPERTIES ASSET MANAGEMENT
03/01/2011	\$934,000.00	5500 617	FIELDSTONE AT MONROE LLC
05/06/2005	\$1,221,000.00	3771 828	HELMS PAUL N & ROY H HILL & SYBIL

**Location Information**

Municipal Administration	Monroe	12 Mile Service Area	No
County Zoning Code	CITY	School	<a href="#">School Assignment Information</a>
Zoning Administration	Monroe	Census Tract Number	205.02
ETJ		FEMA Panel	5424
Fire District	Monroe City	FEMA Zone	
Soils	TaB,CmB		

**Building Information** [View Real Property Site](#)

Total Living Area	0	Improvement Type	
Year Build	0		

**District Voting Assignments (Jurisdictions)**

Polling Place	Griffith Road VFD	School District	1	Congressional District	8
Precinct District	#23	State House	55	Senate District	35

Union County - Property Information

Parcel Number	09327001	FMV	98,300
Tax Year	2021	Exemption/Exclusion	0
Class	11 - RESIDENTIAL	Deferred	0
Physical Address	0 LANCASTER AVE NC	ASV	98,300
Deeded Acres	12.8090	Tax Rate	0.5880
		Total Tax	\$578.00

No Property Sketches or Photos

Legal Descriptions

Legal Description	Subdivision Name	Block	Lot	Deed Book	Deed Page
	HWY 200				

Billing Details

	Total
Tax Billed	\$578.00
Fire Fees Billed	\$0.00
Interest Billed	\$0.00
Fees Billed	\$0.00
Total Billed	\$578.00
Amount Paid	\$578.00
Total Unpaid	\$0.00
Date Paid	1/5/2022
Paid By	LOCKBOX

Tax Due Amounts

If paid in...	Amount due is...
January 2022	\$0.00
February 2022	\$0.00
March 2022	\$0.00
April 2022	\$0.00
May 2022	\$0.00
June 2022	\$0.00
July 2022	\$0.00
August 2022	\$0.00
September 2022	\$0.00
October 2022	\$0.00
November 2022	\$0.00
December 2022	\$0.00

[Pay Taxes](#)

Tax Due amounts are for all unpaid years.  
See Payment History section for year-by-year details.

No Exemptions

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2021	\$578.00	\$578.00	\$0.00	1/5/2022
2020	\$589.84	\$589.84	\$0.00	1/4/2021
2019	\$589.84	\$589.84	\$0.00	1/2/2020

Show 11 More

☰ Related Names

**OWNER** FIELDSTONE, HOLDING LLC  
**Mailing Address** 5925 CARNEGIE BLVD STE 200  
CHARLOTTE, NC 28209

☰ Assessments

Year	Assessed Land	Assessed Building	Assessed Total
2021	98,300	0	98,300
2020	80,700	0	80,700
2019	80,700	0	80,700

Show 11 More

No Structure Information

☰ Market Value Information

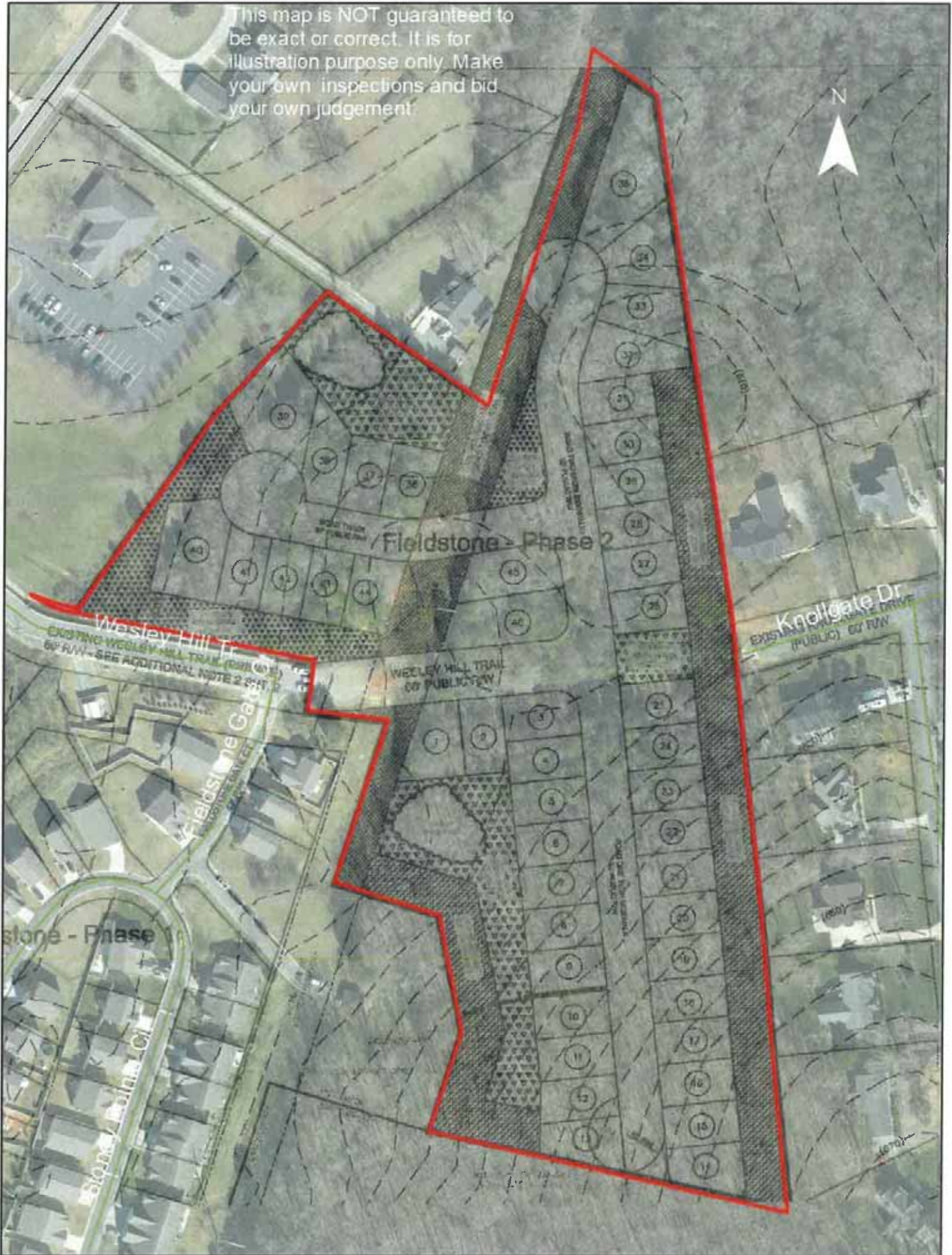
Year	Market Land	Market Building	Market Total
2021	98,300	0	98,300
2020	80,700	0	80,700
2019	80,700	0	80,700

**Contact Information**

Union County Tax Assessor  
500 N. Main St., Ste 236  
PO Box 97  
Monroe, NC 28111-0097  
Phone: 704-283-3746

Union County Tax Collector  
500 N. Main St. Suite 119  
PO Box 38  
Monroe, NC 28111-0038  
Phone: 704-283-3848

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Fieldstone - Phase 2

Knollgate Dr  
EXISTING KNOLLGATE DRIVE  
(PUBLIC) 60' R/W

EXISTING WEELEY HILL TRAIL (R/W) 60' R/W - SEE ADDITIONAL NOTE 2 8-11-2

WEELEY HILL TRAIL  
60' PUBLIC R/W

Fieldstone Gate  
EXISTING FIELDSTONE GATE DRIVE

Fieldstone - Phase 1

Fieldstone Gate  
EXISTING FIELDSTONE GATE DRIVE

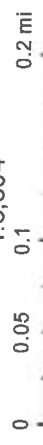
# Map Parcel ID: 09327001



February 8, 2022

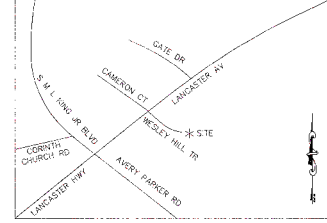
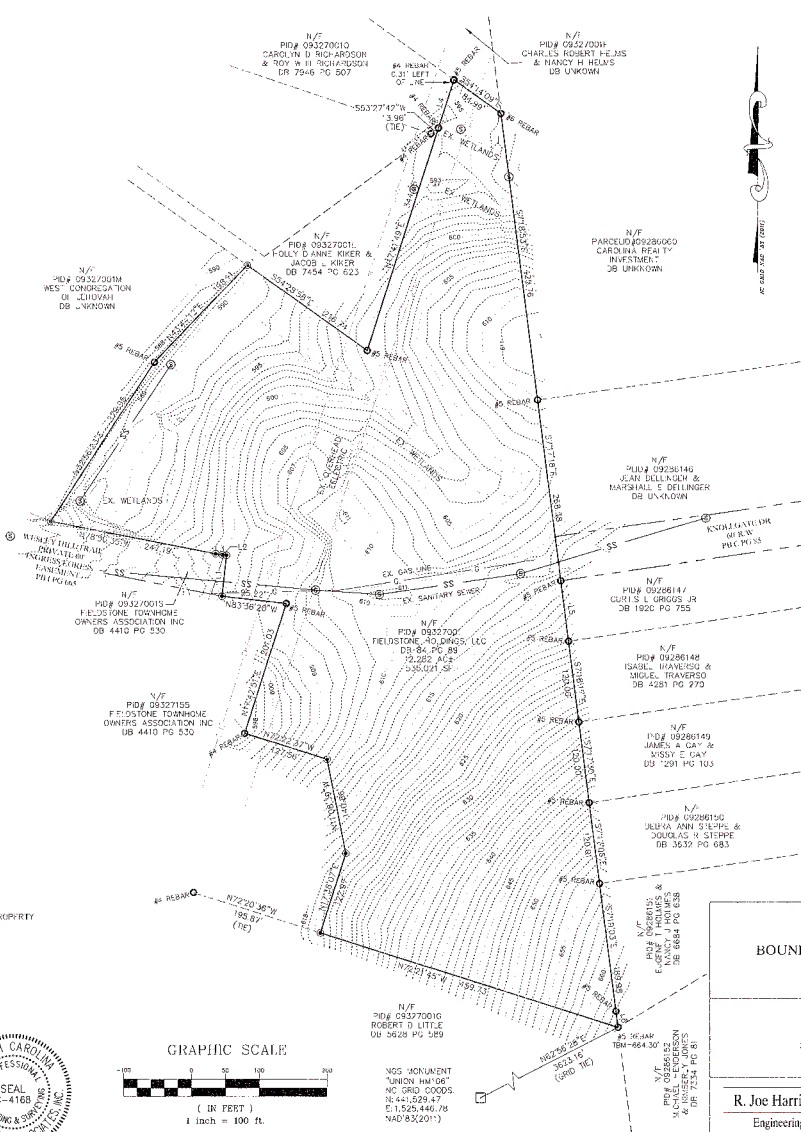
- Parcel Hooks
- Roads
- Parcels
- Highways

1:6,604



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

- SURVEY INFORMATION:**
1. THIS SURVEY IS A BOUNDARY OF EXISTING PARCEL OF LAND.
  2. THIS PLAN IS FOR PARCEL 09327001.
  3. ZONING: R-20.
  4. ACRES OF THIS PLAT: 12.282 ACRES.
  5. TOTAL NUMBER OF LOTS ON THIS PLAT: 1.
  6. ALL DISTANCES ARE HORIZONTAL UNLESS NOTED OTHERWISE.
  7. THIS SURVEY IS NOT AN A/T/A/C/S/L AND WILL SURVEY.
  8. AREAS CONTROLLED BY COORDINATE METHOD.
  9. BOUNDED LINES BOUNDARY LINES NOT SURVEYED.
  10. BE BOUNDARY OF ALL ADJACENT PROPERTY UNLESS NOTED OTHERWISE.
  11. UNADJUSTED RATIO OF PRECISION IS 1:15,000.
  12. CONTROLS ARE SHOWN AT ONE FOOT WITHIN 5.
  13. ELEVATIONS ARE BASED ON NAD 83 AND REFER TO THIS MONUMENT "UNION HA 106".



VICINITY MAP - N.T.S.

**LINE TYPE LEGEND**

--- PROPERTY LINE  
 --- ADJACENT LINE  
 --- EX. BOUNDARY

**SYMBOL LEGEND**

- IRON FOUND (TYPE NOTED)
- #5 REBAR SET (IPS)
- △ CALIBRATED POINT
- N/A ROW OR FORMERLY
- GRID MONUMENT
- ⊙ EX. SANITARY SEWER
- ⊖ EX. TEMPORARY BENCH MARK

**REFERENCES**

DB 84 PG 83  
 PG J PG 312  
 PG J PG 313

Line #	Length	Direction
L1	60.00	N0°20'53"E
L2	6.17	S83°37'07"W
L3	10.00	N81°15'21"W
L4	74.71	N1°52'23"E
L5	89.91	S72°22'27"E
L6	23.05	S71°02'47"E

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBER 270542400, DATED OCTOBER 16, 2008, AND HEREBY CERTIFY THAT THIS PORTION OF PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRIAN W. LACKY, PLS., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (OLD DESCRIPTION RECORDED IN BOOK 1111, PAGE 1111). IF ANY THE SURVEYERS NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1111, PAGE 1111. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THESE MY ORIGINAL SIGNATURE, REGISTERED NUMBER AND SEAL THIS DAY OF OCTOBER, 2008.

**GRAPHIC SCALE**

0 50 100 200  
 ( IN FEET )  
 1 inch = 100 ft.

**PROFESSIONAL SEAL**  
 NORTH CAROLINA  
 B. W. LACKY  
 P.L.S.  
 4-5055  
 C-4168

**BOUNDARY & TOPOGRAPHIC SURVEY OF**  
**PID: 09327001**

SURVEYED AND MAPPED FOR:  
**FIELDSTONE HOLDINGS, LLC**  
 5925 CARNegie BLVD STE 200  
 CHARLOTTE NC, 28209

**R. Joe Harris & Associates, Inc.**  
 Engineering & Land Surveying  
 1136 STONE CREST BLVD. TEGA, GA, 31798  
 Phone: 478.312.1399

**RJH**

DATE	11-14-08
DATE	4-26-2021
SCALE	1"=100'
PREPARED BY	JC
CHECKED BY	SPL
SHEET	OF
1	1



## CITY OF MONROE

P.O. BOX 69 – MONROE, NC 28111-0069  
FAX 704-283-9098

May 3, 2017

US Developments, LLC  
Attn: Mr. Stephen Rosenburgh  
5925 Carnegie Boulevard  
Suite 200  
Charlotte, NC 28209

**Re: Conditional District “Fieldstone Phase II”**

Dear Mr. Rosenburgh,

On May 2, 2017, Monroe City Council approved your petition to rezone the property identified with tax parcel # 09-327-01 located along Wesley Hill Trail from R-20 (single-family residential) to Conditional District “Fieldstone Phase II”. The project was approved for 46 age restricted single family lots. Please note that all conditions listed on the site plan and the ones agreed to at the public hearing were adopted by City Council and are requirements of the Conditional District. The conditions that were agreed to at the public hearing include: providing a 50 ft. buffer in the common open space area (53,954 square ft.) adjacent to Fieldstone Phase I, providing the City of Monroe a copy of the restricted covenants for Fieldstone Phase II prior to any lots being recorded, and provide a census in July of each year showing the age of all residents residing in the development per lot.

Proper permits must be obtained prior to land disturbance or construction. The Permit Center can be reached at 704-282-4524. If you have any questions in regard to the above conditions or the rezoning, please feel free to contact me at 704-282-4568.

Sincerely,

Doug Britt  
Senior Planner







# Fieldstone HOA Monroe, NC

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Before buying in Fieldstone HOA you will want to check out their reserve funds, budgets, bylaws as well as the rules and restrictions of the community. Make sure there is an adequate amount in the reserves in case of major problems such as: roof repairs, asphalt repairs, pool issues and/or property defects.

## Community Features

- Playground

## HOA Fee

**\$500 Annually\***

\*All information provided is subject to change by each individual community and/or association. You should verify all information including HOA prices/dues.

## Homeowners Association Information

Before buying in an HOA you will want to check out their reserve funds, budgets, bylaws as well as the rules and restrictions of the community. Make sure there is an adequate amount in the reserves in case of major problems such as: roof repairs, asphalt repairs, pool issues and/or property defects.

Monthly HOA costs usually cover – landscaping, regular maintenance, management fees, any clubhouse amenities such as: pool, spa, workout room/gym, security and/or common area electricity. As far as rules and restrictions of the neighborhood make sure there is nothing that is out of the ordinary – usually the big issue in homeowner associations is parking. Can you park in your own driveway, can you park in any spot in the community and/or can you back in? You may also want to check to see if there are any restrictions to outside decor (example holiday decorations). You may want to research the community, documents, disclosures and neighbors before buying in any subdivision. Once in your community you may want to become an active member and join in on board meetings, etc.

The HOA management company can provide you with the CC&R docs along with the rules and regulations of the community. Real Estate agents can assist you with finding the correct property management company elected by the community & board members as these tend to change frequently. An agent can also direct you to the specific schools in the area (Elementary, Jr. High & High Schools)

We are not affiliated with Fieldstone or any HOA, management company or buying or selling real estate agent. If you find any errors in our listing please feel to contact us. Also, if you live in the homeowners association and would like to add any information including: floor plans, builder, minutes or additional community features please contact us.

## FIND HOA INFORMATION

HOA dues and other information is provided for each homeowners association listed on [hoa-community.com](https://hoa-community.com).

We try to provide the most accurate information on every homeowners association. If you find an incorrect hoa fee or other inaccurate hoa information we would love your input to make this website the most valuable resource on each hoa community listed here. Please submit or correct a listing with our [contact form](#).

Listings are provided for information only, we are not connected or associated with any hoa community listed on this site. Thank you for visiting [hoa-community.com](https://hoa-community.com)

### Nearby Homeowners Associations

Wesley Chapel HOA Monroe, NC

Meriwether HOA Monroe, NC

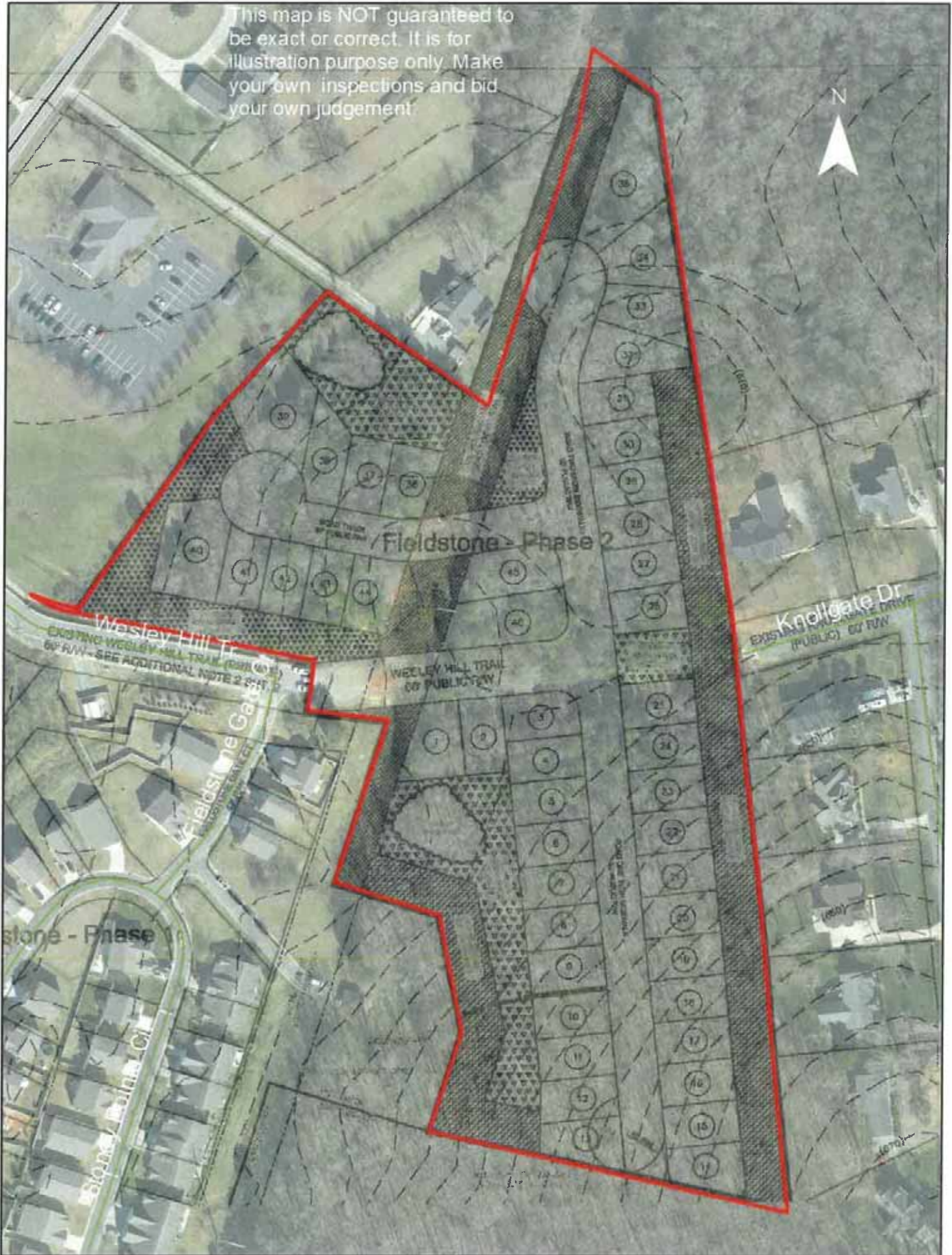
Smith Field HOA Monroe, NC

Cascades HOA Monroe, NC

Hamilton Place HOA Monroe, NC

Homeowners Associations Monroe, NC

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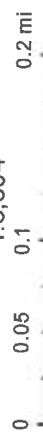
# Map Parcel ID: 09327001



February 8, 2022

- Parcel Hooks
- Roads
- Parcels
- Highways

1:6,604



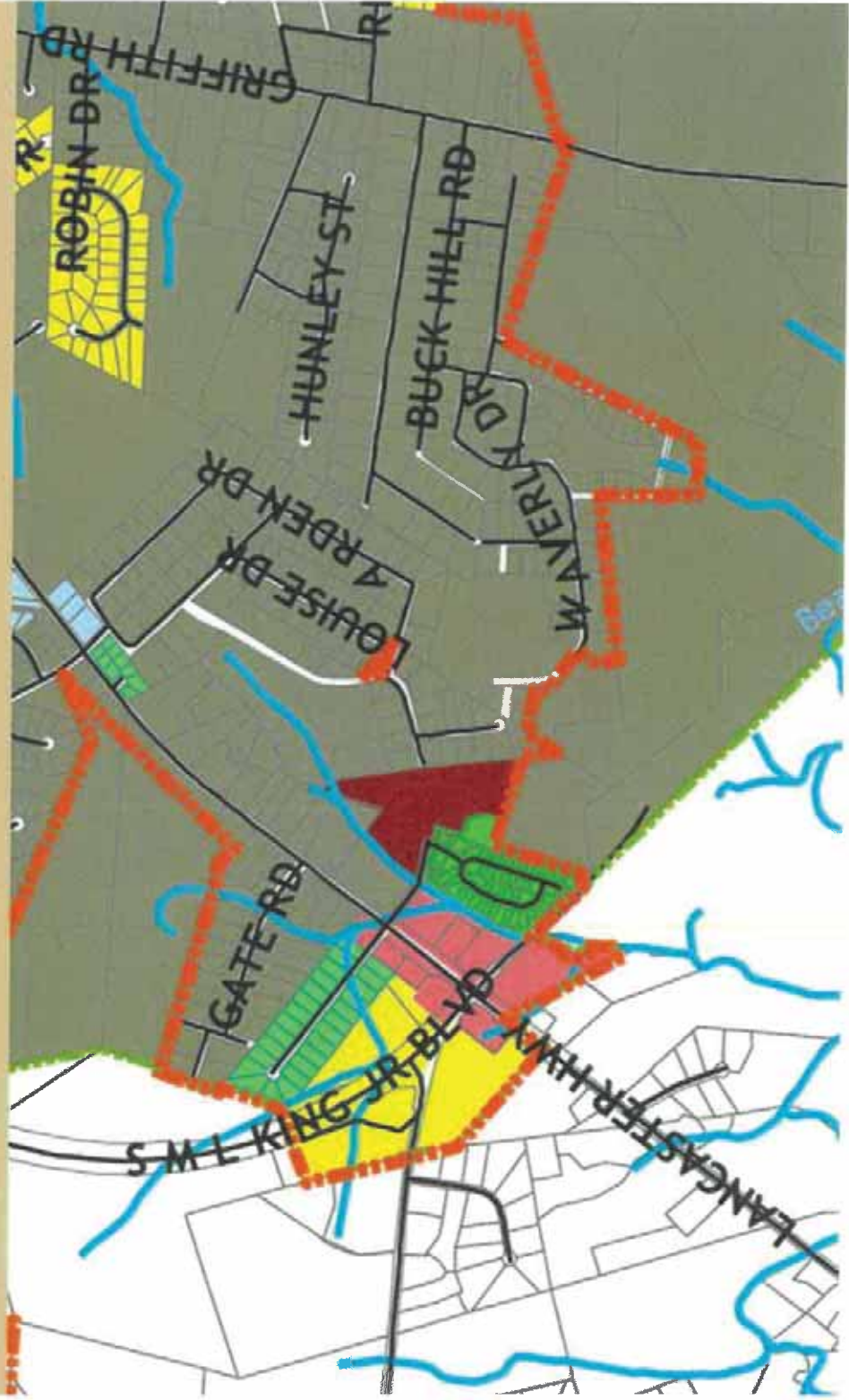
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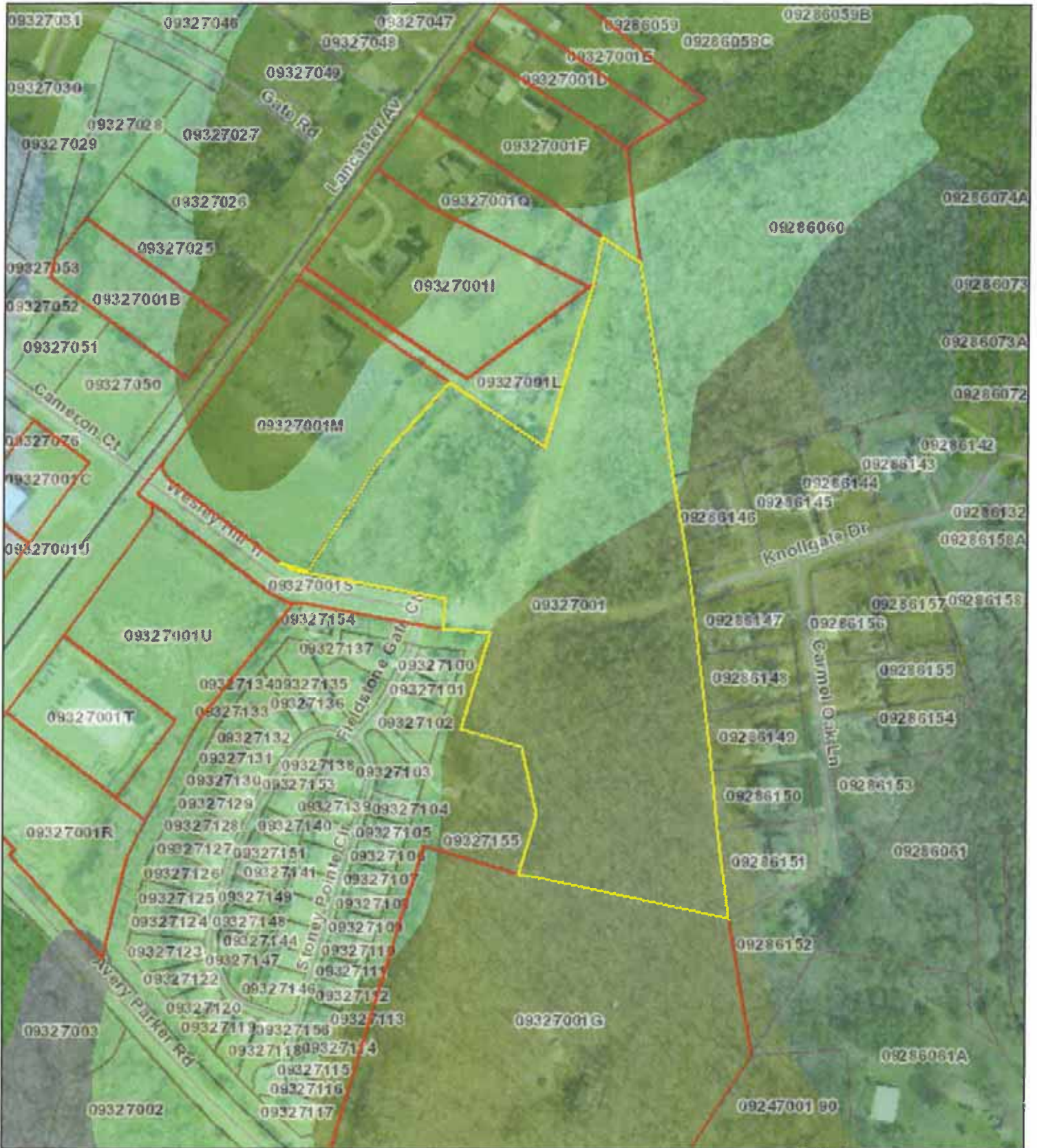







- Zoning Districts**
- R-20
  - R-40
  - R-20-SU
  - R-15-SU
  - R-12-SU
  - R-10
  - R-10-SU
  - R-P1-SU
  - R-MF
  - R-MH
  - R-O-SU
  - B-1-SU
  - B-3-SU
  - B-4-SU
  - B-5-SU
  - M-U-SU
  - G-I
  - G-I-SU
  - OT
  - G-B
  - CD
  - CBD

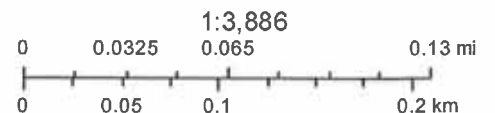


# Union County Soil Map Parcel ID: 09-327-001



January 20, 2022

-  Parcels
-  Highways
-  Roads



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





SEE SHEET #2 FOR NOTES AND DETAILS

**SITE INFORMATION**  
 PARCEL ID: 09-227-001  
 EXISTING ZONING: R-20  
 PROPOSED ZONING: CONDITIONAL DISTRICT  
 FIELDSTONE - PHASE 2  
 SITE ACREAGE: 12.28 ACRES  
 AVERAGE LOT SIZE: 50' x 88' (4,400 SF)  
 TOTAL LOTS SHOWN: 46  
 PROPOSED DENSITY: 3.7 UNITS/ACRE

**OPEN SPACE CALCULATION**  
 TOTAL SITE: 12.28 ACRES  
 OPEN SPACE REQUIRED: 12.28 x 12.50% = 1.54 ACRES

**OPEN SPACE PROVIDED**  
 COMMON OPEN SPACE: 2.06 ACRES  
 POWERLINE R/W: 1.05 ACRES  
 BUFFER: 1.69 ACRES  
 TOTAL PROVIDED: 4.81 ACRES = 39.13%

**LOT SETBACKS**

FRONT: 20'  
 SIDE: 5'  
 REAR: 5'

ROADS TO BE CONSTRUCTED ARE 50' AND 60' DEDICATED PUBLIC RIGHT-OF-WAYS AND MEET CITY OF MONROE STANDARDS.

\*CONTIGUOUS SHOWN ARE 4'



LOT #	LOT AREA (SF)
1	4,400
2	4,400
3	4,400
4	4,400
5	4,400
6	4,400
7	4,400
8	4,400
9	4,400
10	4,400
11	4,400
12	4,400
13	4,400
14	4,400
15	4,400
16	4,400
17	4,400
18	4,400
19	4,400
20	4,400
21	4,400
22	4,400

LOT #	LOT AREA (SF)
23	4,400
24	4,400
25	4,400
26	4,400
27	4,400
28	4,400
29	4,400
30	4,400
31	4,400
32	4,400
33	4,400
34	4,400
35	4,400
36	4,400
37	4,400
38	4,400
39	4,400
40	4,400
41	4,400
42	4,400
43	4,400
44	4,400
45	4,400
46	4,400



CONDITIONAL DISTRICT  
 "FIELDSTONE PHASE II"  
 MONROE, NC

US DEVELOPMENTS, LLC  
 925 CARRIAGE BLVD., SUITE 200  
 CHARLOTTE, NC 28202

PROJ. NUMBER: 25-114  
 SCALE: 1"=40'  
 CHECKED BY: [Signature]

CONDITIONAL DISTRICT  
 SITE PLAN



SCALE DATE: 02/19

PROJECT NO:

SHEET

1 of 2









